

013.0

0002

0009.0

Map

Block

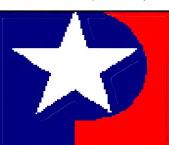
Lot

1 of 1

Residential

CARD ARLINGTON

**APPRAISED:** 1,169,600 / Total Card / 1,169,600  
**USE VALUE:** 1,169,600 / Total Parcel 1,169,600  
**ASSESSED:** 1,169,600 / 1,169,600



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
84		LAKE ST, ARLINGTON

**OWNERSHIP**

Owner 1:	SEQUERA ALFREDO S & MARIA/TRS	Unit #:
Owner 2:	84 LAKE ST AMS REALTY TRUST	
Owner 3:		

Street 1: 97 DARTMOUTH ST

Street 2:

Twn/City: MEDFORD

St/Prov: MA Cntry: Own Occ: N

Postal: 02155 Type:

**PREVIOUS OWNER**

Owner 1: SEQUEIRA ALFREDO S &amp; MARIA -

Owner 2: -

Street 1: 84 LAKE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 5,248 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2714 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5248		Sq. Ft.	Site		0	80.	0.99	1			Med. Tr	-10					415,759						415,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5248.000		749,200		4,600		415,800		1,169,600							
Total Card							0.120		749,200		4,600		415,800		1,169,600		Entered Lot Size					
Total Parcel							0.120		749,200		4,600		415,800		1,169,600		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		PAT ACCT.													
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date														
2020	104	FV	745,800	4600	5,248.	415,800	1,166,200	1,166,200	Year End Roll	12/18/2019														
2019	104	FV	607,600	4600	5,248.	441,700	1,053,900	1,053,900	Year End Roll	1/3/2019														
2018	104	FV	607,600	4600	5,248.	322,200	934,400	934,400	Year End Roll	12/20/2017														
2017	104	FV	567,500	4600	5,248.	280,600	852,700	852,700	Year End Roll	1/3/2017														
2016	104	FV	567,500	4600	5,248.	239,100	811,200	811,200	Year End	1/4/2016														
2015	104	FV	303,200	4600	5,248.	233,900	541,700	541,700	Year End Roll	12/11/2014														
2014	104	FV	303,200	4600	5,248.	192,300	500,100	500,100	Year End Roll	12/16/2013														
2013	104	FV	315,500	4600	5,248.	182,900	503,000	503,000		12/13/2012														

!1255!

**PRINT**

Date Time

12/10/20 16:54:20

**LAST REV**

Date Time

07/30/18 11:47:37

mmcmakin

1255

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>						<b>COMMENTS</b>						<b>SKETCH</b>								
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Good		WORK IN PROGRESS RE-CHK 2001.																		
Sty Ht:	2A - 2 Sty +Attic		A Bath:			Rating:																				
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																				
Foundation:	2 - Conc. Block		A 3QBth:		Rating:																					
Frame:	1 - Wood		1/2 Bath:		Rating:																					
Prime Wall:	4 - Vinyl		A HBth:		Rating:																					
Sec Wall:			OthrFix:		Rating:																					
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																							
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:		Good																			
Color:	WHITE		A Kits:			Rating:																				
View / Desir:			Fpl:	2	Rating:		Average																			
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:																			
Grade:	C - Average		<b>CONDOS INFORMATION</b>																							
Year Blt:	1926	Eff Yr Blt:	Location:																							
Alt LUC:			Total Units:																							
Jurisdct:	G4	Fact:	Floor:																							
Const Mod:			% Own:																							
Lump Sum Adj:			Name:																							
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>								
Avg Ht/FL:	STD		Phys Cond:	GD - Good		18.	%							No Unit	RMS	BRS	FL									
Prim Int Wall:	2	- Plaster	Functional:				%							2	6	2										
Sec Int Wall:			Economic:				%																			
Partition:	S	- Typical	Special:				%																			
Prim Floors:	4	- Carpet	Override:				%																			
Sec Floors:			Total:	18.6		%																				
Bsmnt Flr:	12 - Concrete		<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>																	
Subfloor:			Basic \$ / SQ:		170.00								Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:			Size Adj.:		1.04772723																					
Electric:	3 - Typical		Const Adj.:		1.37539887																					
Insulation:	3 - Typical		Adj \$ / SQ:		244.977																					
Int vs Ext:	S		Other Features:		126500																					
Heat Fuel:	1 - Oil		Grade Factor:		1.00																					
Heat Type:	5 - Steam		NBHD Inf:		1.00000000																					
# Heat Sys:	2	NBHD Mod:																								
% Heated:	100	LUC Factor:		1.00																						
Solar HW:	NO	Adj Total:		920426																						
% Com Wall:			Depreciation:		171199																					
			Deprecated Total:		749227																					
<b>MOBILE HOME</b>						Make:			Model:			Serial #:			Year:			Color:								
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 013.0-0002-0009.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y	1	19X18	A	AV	1926	22.31	T	40	104			4,600		4,600									
More: N	Total Yard Items:		4,600		Total Special Features:				Total:		4,600															

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 2

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 12 BRs: 4 Baths: 2 HB

Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General: Totals

13 SFL FFL BMT 8 (12) 2 10 12 8 WDK 2 SFL FFL BMT (64) 5 18 31 7 13 15 (90) 1 8 44 UAT SFL FFL BMT (1188)

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,320	73.490	97,011	UAT	100	FLA	25		
FFL	First Floor	1,320	244.980	323,370						
SFL	Second Floor	1,320	244.980	323,370						
UAT	Upper Attic	297	116.360	34,560						
EFP	Enclos Porch	180	58.250	10,485						
OPF	Open Porch	64	58.150	3,722						
WDK	Deck	64	22.010	1,408						
Net Sketched Area: 4,565				Total:	793,926					
Size Ad	2640	Gross Are	5456	FinArea	2714					

**SUB AREA DETAIL**

**IMAGE**

**AssessPro Patriot Properties, Inc**